117.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,900 / 706,900
					USE VALUE:	706,900 / 706,900
					ASSESSED:	706,900 / 706,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBLUM MICHAEL & DEBRA
Owner 2:	
Owner 3:	
Street 1:	107 THESDA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAFFELLE SANDRA A -
Owner 2:	-
Street 1:	107 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,346 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7346.000	258,600		448,300	706,900
Total Card	0.169	258,600		448,300	706,900
Total Parcel	0.169	258,600		448,300	706,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.80 | /Parcel: 423.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75554
GIS Ref	
GIS Ref	
Insp Date	09/19/18

!9113!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,600	0	7,346.	448,300	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	210,200	0	7,346.	441,900	652,100	652,100	Year End Roll	1/3/2019
2018	101	FV	208,800	0	7,346.	339,400	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	207,000	0	7,346.	320,200	527,200	527,200	Year End Roll	1/3/2017
2016	101	FV	207,000	0	7,346.	294,600	501,600	501,600	Year End	1/4/2016
2015	101	FV	205,900	0	7,346.	275,400	481,300	481,300	Year End Roll	12/11/2014
2014	101	FV	205,900	0	7,346.	253,600	459,500	459,500	Year End Roll	12/16/2013
2013	101	FV	204,100	0	14,181.	334,800	538,900	538,900		12/13/2012

PRINT

Date	Time
12/10/20	23:37:39

LAST REV

Date	Time
09/27/18	14:42:00
apro	
9113	

USER DEFINED

Prior Id # 1:	75554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFELLE SANDRA	59799-257		8/20/2012		455,000	No	No		
CAFFELLE SANDRA	32866-505		5/16/2001	Family	99	No	No		
	14754-192		10/1/1982		100,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	489	Solar Pa	12,000	C				
11/14/2017	1524	Insulate	5,311	C				
11/6/2017	2026	Insulate	5,699	C				
5/24/2016	659	Solar Pa	16,595					solar array
5/9/2016	595	Redo Kit	30,000					remod Kitchen
3/17/2015	708	Heat App	14,000					Furnish and instal
10/12/2012	1309	Redo Bat	6,000	C				
6/24/2010	742	Wood Dec	5,000					BUILD REAR DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/11/2013	Inspected	BR	B Rossignol
4/7/2009	Measured	372	PATRIOT
2/10/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7346		Sq. Ft.	Site		0	70.	0.87	6									448,266						448,300	

Total AC/HA: 0.16864 | Total SF/SM: 7346 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 448,266 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	3		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27949643
Const Adj.:	0.99989998
Adj $ / SQ:	121.540
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351407
Depreciation:	92771
Depreciated Total:	258636

COMMENTS

CHK SIDING AND COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	1	HB						

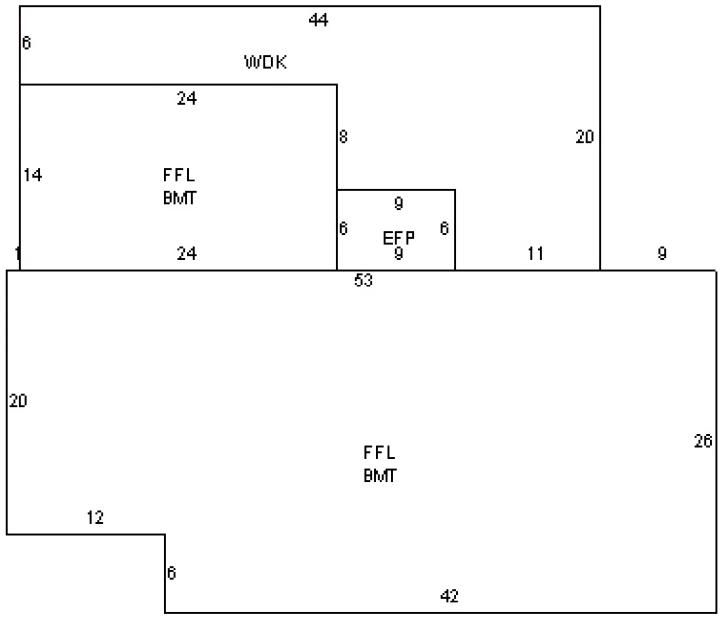
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	121.54
Special Features:	0	Val/Su Net:	66.65
Final Total:	258600	Val/Su SzAd	155.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,668	36.460	60,819
FFL	First Floor	1,668	121.540	202,729
WDK	Deck	490	8.040	3,940
EFP	Enclos Porch	54	72.590	3,920
	Net Sketched Area:	3,880	Total:	271,408
Size Ad	1668	Gross Are	3880	FinArea 1668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: